

PLANNING COMMITTEE MEETING – 1st July 2020

Amendment/De-brief Sheet (amendment sheet circ 29/06/20)

MAJOR PLANNING APPLICATIONS

Circulation:	First	Item:
Reference Number:	19/1098/FUL	
Address:	121 - 125 Chesterton Road	
Determination Date:	6 November 2019	

1) Revised wording of conditions 10 and 16..

10. Unless an alternative scheme of delivery hours is submitted to and approved in writing, all deliveries of materials or any removal of waste shall be constrained to the hours of 09.30hrs-15.30hrs Monday to Friday and 09:30 - 13:00hrs on Saturday. Deliveries and removal of waste shall not take place at any time on Sundays or public holidays.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 Policies 35 and 81).

To Note:	16. Unless an alternative scheme of collection and delivery arrangements are submitted to and approved in writing, there shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.
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Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

2) Removal of paragraph 8.64 and replacement with the following text:

8.64 The S106 agreement shall include an affordable housing clawback clause. This clause will ensure that if the development delivers more revenue than predicted within the viability assessment, the applicant will be required to pay a financial contribution to the Council for

the delivery of affordable housing off site. An additional clause will be included in the S106 that ensures that all 19 of the shared living units remain as let/rented accommodation for a 10 year period from the date of the first occupation of the shared living accommodation.

Amendments to
Text:

Pre-Committee
Amendments to
Recommendation:

APPROVE subject to: (i) the prior completion of an Agreement under s106 of the Town and Country Planning Act 1990 with the delegated authority for officers to negotiate secure and complete such an Agreement and (ii) conditions

Decision:

Circulation: First Item:

Reference Number: 19/1734/FUL

Address: Clerk Maxwell Road

Determination Date: 17 March 2020

To Note:

Within the table in para 8.86 the following amendments should be made:

1) The secondary school contribution is to be allocated to the new school within the Darwin Green development.

2) The library contribution is to be allocated to the Cambridge Central Library.

Amendments to
Text:

3) The informal open space contribution is twofold - £8,415 (plus indexation) for the provision of and/or improvement of access to the Informal Open Space at Penarth Place, Gough Way, Cambridge and £8,415 (plus indexation) for the provision of and/or improvement of access to the Informal Open Space at Cobbetts Corner, Grange Road, Cambridge.

Pre-Committee
Amendments to
Recommendation:

Decision:

MINOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 19/1444/FUL
Address: 51-53 Argyle Street
Determination Date: 16 December 2019

To note:

Additional representation received from 51a Argyle Street
Share a party-wall with the proposed development, we are likely to be the most affected of all neighbours. The only other house with a party-wall directly adjoining the development is 55 Argyle Street, which has recently been sold, as has the other house with which we share a party wall, 27 Stockwell Street, which has new tenants living there.

1. GENERAL

In principle, we welcome the plan to build two houses with long gardens, which we pointed out in our response to the earlier version of the plan as submitted in October 2019. Since then, the plan has been revised and improved to meet several objections presented by the Council's Planning Department. Nevertheless, there are still several aspects of the latest design that we do *not* endorse, and we recommend that this application be returned to the developers so that they can make appropriate changes. Below, we express several further concerns too.

1. PARTY WALL

According to the latest submitted plan, the party wall which our house shares with the proposed new building will directly adjoin the new living-room area at 51 Argyle Street. The directly adjacent room in the single-storey part of our own house is in full daily use as a workroom, office and study. We therefore strongly recommend *that proper and effective sound proofing* be incorporated by the installers for this part of the house. The part of the garage property adjacent to our house has not been in use for many years, so we have thankfully experienced no problems from sound-penetration. However, any new sound-penetration through this wall would create potentially disastrous problems for both our working lives and our general privacy.

2. SHADOW

The extra height that has been proposed for the property – higher than of neighbouring houses in Argyle Street – will involve *an increase in shadow* over the back gardens of 25 and 27 Stockwell Street. It is not acceptable for these almost adjacent properties to have their sunlight diminished, especially since their gardens are very small. We may be mistaken, but we do not think this problem has been broached at all in the revised plans. The new owners at 27 Stockwell Street may not have been consulted at all, since this house has only just been sold.

3. CONSERVATION AND DESIGN

- a. *Wall areas under front windows.* The drawings submitted for the front of each house indicate that the parts of the walls immediately beneath all windows on the ground and first floors do not continue the brickwork of the rest of the frontage, but instead use some different material. This 'differentiating' feature is indicated on the plans by a darker shading. Is the proposal here to use some kind of wood panelling? This feature seems unnecessary, and wholly out of keeping with the overall design of all the houses in this area. We strongly recommend continuing the traditional brick-wall-pattern, to maintain the character of the street.
- b. *Design of front windows.* The drawings of the front window, which give minimal indication of style, seem very poorly designed. The drawing of the ground-floor windows suggests that there will be a side opening for a small part of each window. But if this opening protrudes onto the street, it will obstruct passers-by, which would obviously be a bad idea.

4. CONTAMINATION AND DUST

- a. *Oil spillage.*
- b. *Asbestos and Dust.*

5. DISTURBANCE

We have major concerns to do with disturbance during the building process. We are aware that some of these will be discussed with the developers when it comes to party-wall arrangements. However, we believe it is correct, and helpful, to point out some of these factors now, at the planning stage, so that both the City Council and the developers can be fully aware of them. Given the narrowness of Argyle Street and the proximity of adjacent and facing houses, we believe it all-the-more important for the builders to adhere to the principles of the CONSIDERATE CONSTRUCTORS' SCHEME with respect to potential disturbance. We propose that we should meet with developers to clarify these issues in a cordial manner before any works begin. At this early stage, we particularly wish to point out the following:

- a. *Working and Living.* We are a family of two people. We live and work in our house. We are unable to arrange working premises away from our house.
- b. *Effects of COVID-19.* In our household of two persons, one is disabled and the other elderly. We are both currently 'shielding', owing to various complex health conditions. Even when shielding is discontinued, we shall be unable to spend any time outside our house other than very short walks. This provides all the more reason for our privacy to be protected and stress to be kept to an absolute minimum.
- c. *Double-yellow lines outside the single-floor part of our house immediately adjoining the new development.* We need to emphasise in particular that the part of the street onto which our house fronts is a *no-parking area*. If this restriction is casually flouted by vehicles such as waste-removal trucks and delivery trucks parking immediately outside our house, this will very severely disturb our ability to live and work in our property. These parking restrictions will need to be followed by all vehicles involved in demolition and construction.

8. HEALTH RISKS: DUST AND NOISE.

As mentioned above, we are extremely concerned about the risk of dust to our health and that of other neighbours.

We ourselves have specific and serious health issues. Since we work from home, we are also concerned about noise-disturbance. We recommend that effective measures be taken to ensure that noise be kept to an absolute minimum and that there should be no playing of music during construction. We shall also wish to discuss other aspects of the impact of the building process on us with respect to party-wall issues.

9. INACCURACIES IN THE 'DESIGN AND ACCESS STATEMENT' (carried over from our earlier comments)

a. Most seriously, on p. 12 of this statement from the architect the drawings misrepresent the intended height of the proposed new houses, falsely implying that they will match the standard height of neighbouring houses (numbers 51a, 55, 57, and so on). See the drawing in the file "Proposed West Elevation" for comparison and contrast.

b. In the same document p. 7, the following assumption about 51a Argyle Street is incorrect: "...[B]oth buildings were presumably used in the past as offices." 51a Argyle Street was never an office and always a residential property. The part of the house adjoining Stockwell Street, (i.e. not on the side towards the proposed development) was originally a small corner shop.

c. The statement on the same page beginning "No. 51 is a narrow building..." etc, should be specified as 51a.

Amendments to
Text: None

Pre-Committee
Amendments to
Recommendation: None

Decision:

Circulation:	First	Item:
Reference Number:	19/1770/FUL	
Address:	32 St Andrews Street	
Determination Date:	18 February 2020	

To Note: None

Amendments to
Text: None

Pre-Committee
Amendments to
Recommendation: None

Decision:

Circulation: First Item:

Reference Number: 20/01318/FUL

Address: 248 Coldhams Lane

Determination Date: 13 April 2020

To Note: Nothing

Amendments to
Text: None

Pre-Committee
Amendments to
Recommendation: None

Decision:

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